

Housing Commission Special Session

June 09, 2021



CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

Verónica R. Soto, FAICP
Director

Agenda

Public Comments

Item 1: Discussion with San Antonio area Community Housing Development Organizations on the Housing Commission's proposed definition of affordability



Linea en Español

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Public Comments



Virtual Meeting Protocol

- All participants on mute until called by Chair to speak
 - Please mute yourself when not speaking
- Public Comment speakers will be called by Chair upon being dialed in
 - Please mute your WebEx and Computer to prevent feedback
 - You will have three minutes to speak
 - Please hang up once you are done speaking
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Timer

- All speakers have three minutes to speak

2:15



Item 1: Discussion with San Antonio-area Community Housing Development Organizations on the Housing Commission's proposed definition of affordability



Housing Commissioners: Defining Affordable Housing

Today we will:

1. Opening of Meeting, Chair, Jessica O. Guerrero
2. Public Comment
3. Defining Housing Affordability, Facilitator, Lori Hall, Program Officer, LISC SA
 - a. Basic Ground Rules
 - b. Purpose of Meeting
4. Introduction of Housing Commissioners
 - a. Jessica O. Guerrero, Chair
 - b. Housing Commissioners
5. Introduction of Nonprofit Housing Development leaders (CHDOs)
 - a. Nonprofit Housing Developers
 - i. Executive Directors and/or Representatives

Housing Commissioners: Introductions

1. Name
2. What Perspective Do You Bring to the Housing Commission?

Nonprofit Housing Providers: Introductions

1. Name
2. Organization
3. Services Provided
4. Targeted Median Income Served
5. Clients Served/Units Created

Discussion Points

1. Question to Housing Commissioners
 - a. Intentions of Defining Affordability Housing Chart
2. Nonprofit Housing Developers Comments
 - a. Systems Built to Track AMI as per Funder/HUD
 - b. Nonprofits Available as Resource to Housing Commission
3. Working Together To Influence Policy to Create More Housing

Housing Commission’s Definition of Affordability

*Affordable housing means **a place to live that is “affordable”** so that when the rent or mortgage is made, money is left over for **basic necessities** like insurance, utilities including water, energy, and internet, transportation, healthcare, education, food and other household costs that contribute to one’s socioeconomic mobility and quality of life.*

Program Type	AMI Served						
	0-15%	16-30%	31%-50%	51-60%	61-80%	81-100%	Up to 120%
Rental Development & Preservation Programs such as loans, grants, or tax credits	Critically Affordable	Deeply Affordable	Fairly Affordable	Affordable	Moderate Rate	Median Rate	Market Rate
Homeownership Development and Preservation programs such as loans, grants, CLT and MHP support	Deeply Affordable				Affordable		

Who needs Affordable Housing in SA?

71%
of San Antonio
Households fit
in one of these
bands:



0-15%
income up to \$11,115

People with disabilities,
those over age 65 or
otherwise with fixed
incomes.

40,971 HH



Critically Affordable
rents up to \$277
Deeply Affordable



16-30%
\$11,116-\$22,230

Waiters and
waitresses, bartenders,
childcare workers

50,589 HH



Deeply Affordable
rents up to \$555
Deeply Affordable



31-50%
\$22,231-\$37,050

Teaching assistants,
hairdressers, medical
assistants, janitors

75,730 HH



Fairly Affordable rent
up to \$926
Deeply Affordable



51-60%
\$37,051-\$44,460

Community health
workers, Dental
Assistants,
Photographers

34,706 HH



Affordable rent up to \$1,112
Deeply Affordable



61-80%
\$44,461-\$59,300

Transit bus drivers,
social workers (child
and family),
Electricians

63,170 HH



Moderately Affordable
rents up to \$1,483
Affordable



81-100%
\$59,301-\$74,100

Accountants, Dental
Hygienists, Therapists,
HR Specialists

56,388 HH



Moderately Affordable
rents up to \$1,852
Affordable



101-120%
\$74,101-\$88,920

Civil engineers,
epidemiologists, RNs,
Education
administrators

41,956 HH



Market Rate
rents up to \$2,223
Affordable



Rental Programs



Homeownership
Programs

*Income data is from the Bureau of Labor Statistics, 2019 area
median income (AMI) for the San Antonio-New Braunfels MSA.

**Rent rates reflected are for a four person household

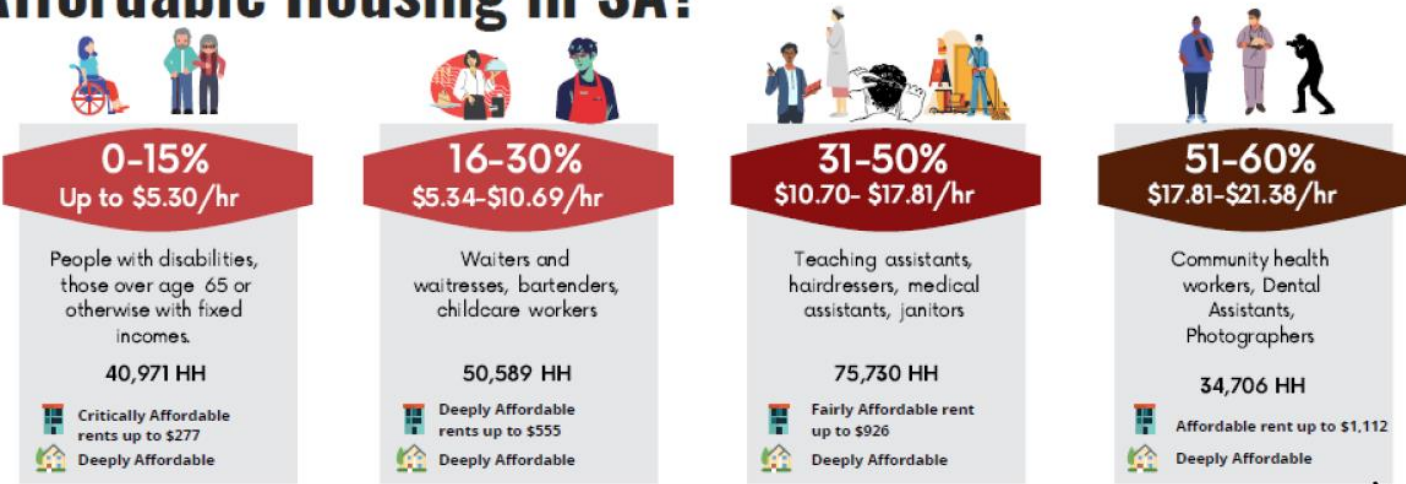


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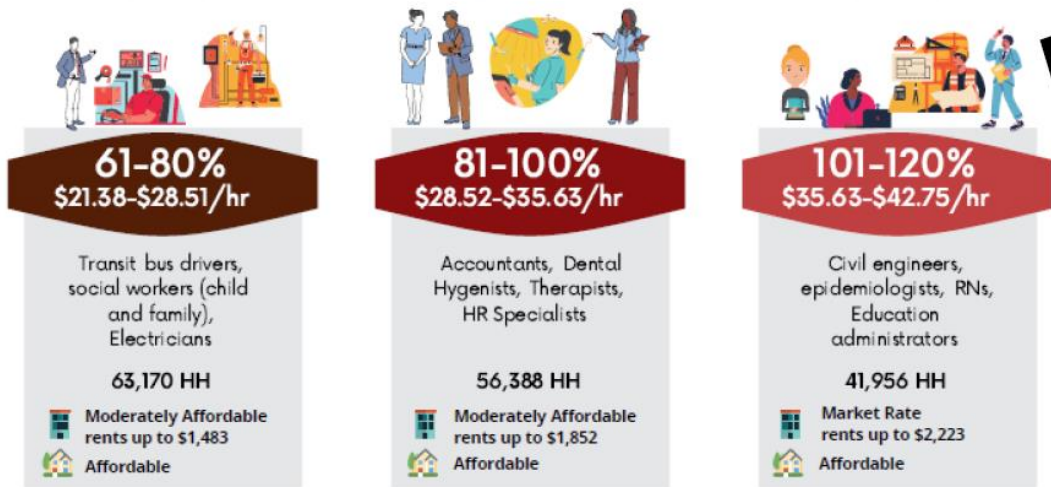
DRAFT

Who needs Affordable Housing in SA?

71% of San Antonio Households fit in one of these bands:



 Rental Programs
 Homeownership Programs



DRAFT

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